

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
March 15, 2021**

The Dodge County Land Resources and Parks Committee met on March 15, 2021 at 7:00 p.m. on the 1<sup>st</sup> Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Allen Behl, Mary Bobholz, Tom Schaefer and Travis Schultz. Larry Schraufnagel participated by phone. The staff present at the request of the Chairman were Bill Ehlenbeck, Joseph Giebel and Jason Roy.

Other County Board members in attendance: **None**

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Joseph Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements. Giebel also noted that the public hearing notice that was published and mailed out for the Ryan Peplinski rezoning request in the Town of Hustisford was missing the Section number in the legal description that was listed in the hearing notice, however, the notice did include the site address of the property and the Department phone number where additional information could be obtained. Giebel noted that Section 2.2.6 of the Code requires public hearing notices to include the legal description or the street address of the property, therefore it is the staff's position that the legal notice for this hearing meets the hearing notice requirements of the Code.

**TOWN REZONING REQUESTS**

1. Town Rezoning Petition – David and Cynthia Hechimovich – Part of the SW ¼ of the SW ¼, Section 5, Town of Hubbard, Dodge County, Wisconsin, the site address being W4423 Woodward Road. Petition to rezone approximately 3-acres of land under the Town of Hubbard Zoning Ordinance, from the GA General Agricultural Zoning District to the RRL Rural Residential Large Lot Zoning District (Lot 1) and to rezone approximately 3.2-acres of land under the Town of Hubbard Zoning Ordinance, from the GA General Agricultural Zoning District to the HB Highway Business Zoning District (Lot 2) and has been submitted by the Town of Hubbard Town Board to the Dodge County Board of Supervisors to allow for the creation of a non-farm residential lot and a commercial lot at this location. Committee review and recommendation to the County Board.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 3-acres of land under the Town of Hubbard Zoning Ordinance, from the GA General Agricultural Zoning District to the RRL Rural Residential Large Lot Zoning District (Lot 1) and to rezone approximately 3.2-acres of land under the Town of Hubbard Zoning Ordinance, from the GA General Agricultural Zoning District to the HB Highway Business Zoning District (Lot 2)

Second by Allen Behl                      Vote 5-0                      Motion carried.

**The hearing procedures were read into the record.**

### **PUBLIC HEARING**

Ryan Peplinski, agent for Donald and Rosemary Peplinski Family Trust - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 40,000 square foot nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SE ¼ of the SW ¼, Section 21, Town of Hustisford, the site address being N3339 County Road R.

Motion by Travis Schultz to approve the conditional use permit to allow for the creation of an approximate 40,000 square foot nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall contain a minimum of 40,000 square feet in area not including the road right-of-way and shall not exceed 13.5-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
  - 024-1016-2134-000; 024-1016-2133-000; 024-1016-2822-002; 024-1016-2821-000;
  - 024-1016-2142-001; 024-1016-2141-001; 024-1016-2143-000; 024-1016-2144-000.
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.
8. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Mary Bobholz      Vote 5-0      Motion carried.

### **ADMINISTRATIVE BUSINESS**

Authorize purchase of large scale scanner-printer

Bill Ehlenbeck provided the committee with information on the bids that were received by the Department for the replacement of the Department's large format scanner/printer. \$16,500 was budgeted for replacement of the current 8 year old unit. Land Information Funds of \$19,000 has been set aside under the Land Information Program for this purpose. The IT Department provided assistance with the process by preparing and sending out a bid package with the

required specifications. The Department received 9 bids; 6 bids were for an ink-based scanner/printer and 3 bids were for a toner based unit. The bids were evaluated and scored by Department staff based on price, proposal, features, technical support and references. The bid proposal by Ricoh-USA for a toner based Ricoh MPW6700SP scanner/printer at a purchase price of \$12,070 was rated the highest. The Department recommendation is to move forward with the acceptance of the Ricoh-USA bid.

Motion by Travis Schultz to authorize the Department to move forward with the purchase of the replacement scanner/printer according to the Ricoh-USA proposal.

Second by Mary Bobholz      Vote: 5-0      Motion carried.

## Parks

### Resolutions authorizing Snowmobile and ATV Trail Program Recreation Aids Requests

#### Resolution #2021-3.15-200P Snowmobile Trail Program Maintenance, Acquisition, Development and Rehabilitation Aids.

Jason Roy presented a copy of a resolution to the Committee regarding financial aid requests for the Dodge County Snowmobile Trail Program. The County will be submitting a grant application for financial aid in the amount of \$300.00 per mile or a total of \$103,050.00 for the seasonal acquisition and maintenance of approximately 343.5 miles of certified Dodge County Snowmobile Trail for public outdoor recreation purposes.

Motion by Allen Behl to authorize Jason Roy, Parks Supervisor to act on behalf of Dodge County to submit the applicable applications to the DNR for any financial aids that may be available, to submit re-imbursement claims along with the necessary supporting documents within 6 months of the completion date, to submit signed documents and to take the necessary action to undertake, direct and complete the approved projects for the Dodge County Snowmobile Trail Program.

Second by Mary Bobholz      Vote 5-0      Motion carried.

#### Resolution #2021-3.15-100P ATV Trail Program

Jason Roy presented a copy of a resolution to the Committee regarding financial aid requests for the Dodge County ATV Trail System Program. The County will be submitting a grant application for financial aid in the amount of \$100.00 per mile or a total of \$2,000.00 for the seasonal acquisition and maintenance of approximately 20 miles of certified Dodge County ATV Trail for public outdoor recreation purposes.

Motion by Travis Schultz to authorize Jason Roy, Parks Supervisor to act on behalf of Dodge County to submit the applicable applications to the DNR for any financial aids that may be available, to submit re-imbursement claims along with the necessary supporting documents within 6 months of the completion date, to submit signed documents and to take the necessary action to undertake, direct and complete the approved projects for the Dodge County ATV Trail Program.

Second by Allen Behl      Vote 5-0      Motion carried.

## **OTHER BUSINESS**

### **1. Proposed changes to Parks Fee Schedule**

Jason Roy presented the Committee with a proposal to adjust the Parks Fee Schedule. The intent of the adjustments are to streamline the parks fee schedule so that the prices that are charged are more uniform throughout the Parks. The adjustments would include setting a flat fee for group campsites with maximum site limits, setting a flat fee for clubhouse rentals, establishing a package fee for full weekend clubhouse rental, standardizing shelter fee regardless of park; setting a flat fee for canoe/kayak rentals, and eliminating Harnischfeger Cooler trailer rental and mini-golf group rate for those without a shelter reservation. The proposed fee schedule change will be easier and more consistent to use by the staff and public. The Department does not anticipate a material change in the overall revenue received for the parks as a result of the proposed fee changes.

Motion by Mary Bobholz to approve the changes to the Parks Fee Schedule as proposed.

Second by Travis Schultz

Vote 5-0 Motion carried.

**Reservation Fee**.....\$5

#### **Campsite**

Electric.....\$25  
Non-Electric .....\$20  
Extra Tent(s).....\$0 for 1<sup>st</sup> Tent; \$15 for Each Subsequent Tent  
Extra Wheeled Camping Unit .....Site Fee  
Group Site (Astico/Ledge - 25 people max / Harnischfeger - 50 people max).....\$100  
Clubhouse Overnight (50 people maximum) \*\*  
General Public .....\$130  
Youth Groups.....\$45

#### **Shelter**

Electric / Quonset .....\$65  
Non-Electric.....\$30  
Harnischfeger Clubhouse (available mid-March through mid-November)  
Monday / Tuesday / Wednesday / Thursday .....\$90  
Friday / Saturday / Sunday.....\$130  
Event Package (includes Friday, Saturday and Sunday).....\$360  
Harnischfeger Clubhouse (Security Deposit) .....\$100

**Canoe/Kayak** (per day).....\$20

#### **Boat Launch**

Derge Park Registered Camper (daily pass included with camping fee).....\$0  
Non-Registered Camper subject to Boat Launch Fees set by Beaver Dam Lake District

#### **Miscellaneous**

Camping Gift Certificate .....\$22 each or 3 for \$60  
Dump Station  
Registered Camper (included with camping fee).....\$0  
Non-Registered Camper .....\$10  
Extra Picnic Tent/Canopy Install (over 12' x 12').....\$25  
Firewood (per bundle) .....\$5  
Harnischfeger Mini-Golf Course  
Per Person per Round .....\$1  
Unlimited Use Group Rate with Shelter Reservation.....\$45  
Dodge County Departments – Staff Development or Training Use .....No Charge

#### **Refunds**

Camping reservations cancelled 7 or more days in advance receive full refund to credit card if within 120 days of payment or gift certificates beyond 120 days. Shelter reservations cancelled 7 or more days in advance receive a 50% refund. Clubhouse reservations cancelled 7 or more days in advance receive full refund less \$50. No refund if cancellation less than 7 days in advance. Reservation Fee is non-refundable.

## 2. Proposed changes to Maps & Documents Fee Schedule

Bill Ehlenbeck presented the Committee with a proposal to the Maps and Documents Fee Schedule. The intent of the adjustments are to streamline and clean up what the Department charges for maps and documents and for survey reviews. The proposed adjustments include the elimination of a few non-standard map and copy size options, adjustments to the map printing charges based on reasonable costs, adjustment of the fee for custom maps and clarification of the practice to not charge County Departments and emergency and law enforcement agencies for maps of their areas.

Motion by Allen Behl to approve the updated Miscellaneous Fee Schedule – Maps/Documents/Survey Fees.

Second by Travis Schultz     Vote: 5-0     Motion carried.

### MAP AND DOCUMENT SALES

#### Maps (Color or High Quality Black and White)

8 ½ x 11 (A-Size) .....	\$1
8 ½ x 14 .....	\$1
11 x 17 (B-Size).....	\$1
17 x 22 (C-Size).....	\$5
22 x 34 (D-Size) .....	\$5
34 x 44 (E-Size) .....	\$10

*\*Map requests from County Departments and Emergency/Law Enforcement .....\$10*

#### Custom Maps (When Authorized)..... Minimum \$25

*\*Custom mapping requests will be charged at \$50/hour.*

#### Copies of Documents/Records (Black and White)

8 ½ x 11 (A-Size) .....	\$0.25
11 x 17 (B-Size).....	\$0.50
17 x 22 (C-Size).....	\$2
22 x 34 (D-Size) .....	\$3
34 x 44 (E-Size) .....	\$6

*\*One (1) copy of filed permit application and associated documents provided to owner/applicant upon request at no charge.*

**SURVEY RE-REVIEW FEE .....\$75\***

*\*Fee for 2<sup>nd</sup> Re-Review and EACH Subsequent Re-Review*

**SURVEY INSPECTION FEE.....\$50**

## 3. Review Proposed State Budget items affecting Department

Bill Ehlenbeck provided the Committee with copy of the WCA 2021-23 Wisconsin State Biennial Budget Summary Sheet. Bill highlighted some of the budget items that could have an effect on the activities of the Department, including the following budget items:

- \$75 million for the reauthorization of the Multi Modal Supplement Program (potential Gold Star Trail funding);
- 10-year renewal of the stewardship program (important for park project grants);
- \$200 million broadband investment;
- \$300,000 annual broad band grants to local governments;
- Re-instatement of the Wisconsin Fund Grant program through 2023, which provides grants to eligible home owners to replace their septic system;

- Re-instatement of the prevailing Wage requirements (typically increases project costs);
- Authorize the use of Eminent Domain for bike/trail facilities.

4. The minutes from the February 15, 2021 meeting were reviewed by the Committee.

Motion by Mary Bobholz to approve the minutes as written.

Second by Tom Schaefer

Vote: 5-0

Motion carried.

5. No Committee Member Reports

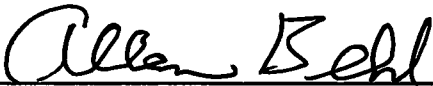
6. No additional Per Diems

Motion by order of the Chairman to adjourn the meeting.

Motion carried.

Meeting adjourned at 8:03 p.m.

Respectfully Submitted,



Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.